



Board of Zoning Adjustments

Draft Agenda

October 8, 2018

MEETING INFORMATION

LOCATION

City Council Chambers

City Hall (1st Floor)
1300 Perdido Street
New Orleans, Louisiana

TIME

10:00 a.m.

BOARD MEMBERS

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 18, 2018**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov.

The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail: CPCinfo@nola.gov or the planner listed on the agenda

Mail: 1300 Perdido Street, Room 7W03, New Orleans, Louisiana 70112

Fax: (504) 658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules**B. Variances – Unfinished Business****ITEM 1 – Docket Number: 073-18**

Applicant or Agent: Joseph Lavigne, 3700 N. Rampart LLC
Property Location: 3700 N. Rampart Street **Zip:** 70117
Bounding Streets: N. Rampart St., Pauline St., Burgundy St., Independence St.
Zoning District: HMR-3 Historic Marigny/Tremé/Bywater Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 289
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request: This request is for variances from the provisions of Article 9, Section 9.3.A (Table 9-2) and Article 21, Section 21.6.A.8 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient rear yard setback and the construction of an accessory structure with insufficient rear yard setback.

Requested Waivers:**Article 9, Section 9.3.A (Table 9-2) – Rear Yard Setback**

Required: 20' Provided: 15'-9" Waiver: 4'-3"

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)

Required: 3' Provided: 0' Waiver: 3'

**ITEM 2 – Docket Number: 074-18**

Applicant or Agent: Chris Loudon, Gordon Marc and Judith Loudon
Property Location: 7328 Plum Street **Zip:** 70118
Bounding Streets: Plum St., Pine St., Oak St., Lowerline St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 9
Proposed Use: Single-Family Residence **Lot Number:** 51
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A of the Comprehensive Zoning Ordinance to permit the construction of an accessory structure with excessive rear yard coverage and insufficient interior side and rear yard setbacks.

Requested Waivers:**Article 21, Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)**

Permitted: 40% maximum Provided: 54% Waiver: 14%

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Interior Side Yard Setback)

Required: 3' Provided: 0.45' Waiver: 2.55'

Article 21, Section 21.6.A.8 – Accessory Structures and Uses (Corner Lots)

Required: 3' Provided: 0.35' Waiver: 2.65'

C. Variances – New Business**ITEM 3 – Docket Number: 076-18**

Applicant or Agent: Jennifer Johnson, Aasmaan Gulati
Property Location: 2902-2904 Milan Street **Zip:** 70115
Bounding Streets: Milan St., Willow St., Gen. Pershing St., S. Claiborne Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 670
Proposed Use: Two-Family Residence **Lot Number:** 13, 14
Project Planner: Leila M. Manouchehri (Immanouchehri@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient rear yard setback **(AFTER THE FACT)**.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 15'-0"

Provided: 6'-6"

Waiver: 8'-6"

**ITEM 4 – Docket Number: 077-18**

Applicant or Agent: Nicholas R. Jenisch, Mara M. LePere-Schloop
Property Location: 1203 Valence Street **Zip:** 70115
Bounding Streets: Valence St., Perrier St., Cadiz St., Coliseum St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 317
Proposed Use: Single-Family Residence **Lot Number:** A1
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.EE.1 of the Comprehensive Zoning Ordinance to permit the construction of a swimming pool in the required front yard.

Requested Waivers:**Article 21, Section 21.6.EE.1 – Swimming Pools (Location)**

Required: 4'

Proposed: 3'

Waiver: 1'

Article 21, Section 21.6.EE.1 – Swimming Pools (Location)

Required: Located in required rear or interior side yard

Proposed: Located in required front yard

Waiver: Located in required front yard



ITEM 5 – Docket Number: 078-18

Applicant or Agent: 1240 Royal LLC, John C. Williams
Property Location: 1240 Royal Street **Zip:** 70116
Bounding Streets: Royal St., Barracks St., Chartres St., Gov. Nicholls St.
Zoning District: VCR-2 Vieux Carré Residential District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Single-Family Residence **Square Number:** 51
Proposed Use: Single-Family Residence **Lot Number:** X
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance to permit the construction of a fence with excessive height.

Requested Waiver:**Article 21, Section 21.6.N.1.a – Fence Height**

Permitted: 7'

Provided: 8'

Waiver: 1'

**ITEM 6 – Docket Number: 079-18**

Applicant or Agent: George H. Saltz, III, J.C. Carroll
Property Location: 1353 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., Terpsichore St., Camp St., Melpomene St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 153
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit the construction of two-family residence with insufficient interior side yard setback and excessive height.

Requested Waivers:**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3'

Provided: 0'

Waiver: 3'

Article 11, Section 11.3.A.1 (Table 11-2A) – Maximum Building Height

Permitted: 35'

Provided: 39'

Waiver: 4'



ITEM 7 – Docket Number: 080-18

Applicant or Agent: Robin R. Brou-Hatheway
Property Location: 4434 Spain Street **Zip:** 70122
Bounding Streets: Spain St., Gentilly Blvd., Mandeville St., Lombard St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 4
Proposed Use: Single-Family Residence **Lot Number:** 26, 27
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to a single-family residence, resulting in insufficient rear yard setback.

Requested Waiver:**Article 13, Section 13.3.A.1 (Table 13-2) – Rear Yard Setback**

Required: 20'

Provided: 3'

Waiver: 17'

**ITEM 8 – Docket Number: 081-18**

Applicant or Agent: Albert Architecture & Urban Design, APLLC, Chartres Properties LLC
Property Location: 4210-14 Magazine Street **Zip:** 70115
Bounding Streets: Magazine St., Milan St., Constance St., Gen. Pershing St.
Zoning District: HU-B1 Historic Urban Neighborhood Business District Corridor Street
Overlay District: CPC Character Preservation Design Overlay District
Historic District: Uptown **Planning District:** 2
Existing Use: Mixed-Use **Square Number:** 204
Proposed Use: Mixed-Use **Lot Number:** 14A
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.8.D of the Comprehensive Zoning Ordinance to permit the construction of a multi-family residence (3-unit) with a two-way traffic aisle with insufficient width.

Requested Waiver:**Article 22, Section 22.8.D – Access Requirements for Off-Street Vehicle Parking Areas**

Required: 24'

Provided: 12'

Waiver: 12'



ITEM 9 – Docket Number: 082-18

Applicant or Agent: Ninth Ward Housing Development Corporation
Property Location: 5432 N. Tonti Street **Zip:** 70117
Bounding Streets: N. Tonti St. Flood St., N. Miro St., Choctaw St.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1130
Proposed Use: Two-Family Residence **Lot Number:** 13
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 13, Section 13.3.B.1.b, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot width, excessive paving in the front yard, insufficient minimum permeable open space, and a parking space in the front yard.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50'	Provided: 31'	Waiver: 19'
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Paving Front Yard

Required: 40%	Provided: 58%	Waiver: 18%
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Lot Coverage

Required: 40%	Provided: 36%	Waiver: 4%
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Article 13, Section 13.3.B.1.b – Parking Area Location

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard



ITEM 10 – Docket Number: 083-18

Applicant or Agent: Ninth Ward Housing Development Corporation
Property Location: 2202-2204 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde St., N. Miro St., Jourdan Ave., N. Tonti St.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1137
Proposed Use: Two-Family Residence **Lot Number:** 21
Project Planner: Sabine Lebailleur (selebailleur@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 13, Section 13.3.B.1.b, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot width, excessive paving in the front yard, insufficient minimum permeable open space, and a parking space in the front yard.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50'	Provided: 31'	Waiver: 19'
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Paving Front Yard

Required: 40%	Provided: 58%	Waiver: 18%
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Lot Coverage

Required: 40%	Provided: 36%	Waiver: 4%
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Article 13, Section 13.3.B.1.b – Parking Area Location

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard



ITEM 11 – Docket Number: 084-18

Applicant or Agent: Ninth Ward Housing Development Corporation
Property Location: 2206-08 Deslonde Street **Zip:** 70117
Bounding Streets: Deslonde St., N. Miro St., N. Tonti St., & Jourdan Av.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 1137
Proposed Use: Two-Family Residence **Lot Number:** 22
Project Planner: Sabine Lebailleur (selebailleur@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 13, Section 13.3.B.1.b, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot width, excessive paving in the front yard, insufficient minimum permeable open space, and a parking space in the front yard.

Requested Waivers:**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50'	Provided: 31'	Waiver: 19'
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Paving Front Yard

Required: 40%	Provided: 58%	Waiver: 18%
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Article 13, Section 13.3.A.1 (Table 13-2) – Maximum Lot Coverage

Required: 40%	Provided: 36%	Waiver: 4%
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Article 13, Section 13.3.B.1.b – Parking Area Location

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking

Provided: Front yard parking

Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Provided: Parking space in front yard

Waiver: Parking space in front yard

D. Reasonable Accommodation Appeals – New Business**ITEM 12 – Docket Number: RA003-18**

Applicant or Agent: Ora Davis Brooks
Property Location: 7720 Weaver Avenue **Zip:** 70127
Bounding Streets: Weaver Ave., Carter St., Shaw Ave., Irby St.
Zoning District: S-RS Suburban Single-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** 44
Proposed Use: Single-Family Residence **Lot Number:** C

Request: This request is for a reasonable accommodation from the provisions of Article 21, Section 21.6.H.1 of the Comprehensive Zoning Ordinance to permit a carport in the front yard area where carports are only permitted in the required interior side and rear yard areas, pursuant to Article 28. **(AFTER THE FACT)**

Requested Accommodation:**Article 21, Section 21.6.H.1 - Carport**

Required: No carport located in the front yard

Provided: Carport located in the front yard

Accommodation: Carport located in the front yard

**ITEM 13 – Docket Number: RA004-18**

Applicant or Agent: Sambamurthy and Nadia Nagarajan, CLS Architects
Property Location: 5727 Chestnut Street **Zip:** 70115
Bounding Streets: Chestnut St., Nashville Ave., Coliseum St., Arabella St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Overlay District: Short Term Rental Interim Zoning District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 36
Proposed Use: Single-Family Residence **Lot Number:** 1-A

Request: This request is for a reasonable accommodation from the provisions of Article 11, Section 11.3.A.3 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in an insufficient corner side yard setback, pursuant to Article 28.

Requested Accommodation:**Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Corner Side Yard Setback**

Required: 13'

Provided: 0'

Accommodation: 13'

E. Request for Extension – New Business

ITEM 14 – Docket Number: 026-16

Applicant or Agent: Sherman Strategies, LLC, 1148 South Peters, LLC
Property Location: 1148 South Peters Street **Zip:** 70130
Bounding Streets: Convention Center Blvd., Calliope St., S Peters St., Gaiennie St.
Zoning District: CBD-6 Urban Core Neighborhood Intensity Mixed-Use District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Warehouse **Square Number:** 27
Proposed Use: Mixed-Use **Lot Number:**

Request: This request is for an extension of time for a previously granted variance, pursuant to Article 4, Section 4.6.G.2 of the Comprehensive Zoning Ordinance, to allow a two year extension.

F. Consideration – Election of Officers

G. Adjournment